044.0	0003	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,900 /	741,900
					USE VALUE:	741,900 /	741,900
					ASSESSED:	741,900 /	741,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
234		MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALLAHAN MYFANWY	
Owner 2:	HERBSTMAN ARI	
Owner 3:		
Street 1:	234 MYSTIC VALLEY PKWY	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	MAGONE DAVID -
Owner 2:	PITTMAN ALEXANDRA -
Street 1:	234 MYSTIC VALLEY PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,390 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1523 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5390.000	323,100		418,800	741,900
Total Card	0.124	323,100		418,800	741,900
Total Parcel	0.124	323,100		418,800	741,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.13 | /Parcel: 487.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	31209
GIS Ref	
GIS Ref	
Insp Date	11/30/18

!3756!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 044.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	323,100	0	5,390.	418,800	741,900	741,900	Year End Roll	12/18/2019
2019	101	FV	245,300	0	5,390.	445,000	690,300	690,300	Year End Roll	1/3/2019
2018	101	FV	245,300	0	5,390.	324,600	569,900	569,900	Year End Roll	12/20/2017
2017	101	FV	245,300	0	5,390.	282,700	528,000	528,000	Year End Roll	1/3/2017
2016	101	FV	245,300	0	5,390.	240,800	486,100	486,100	Year End	1/4/2016
2015	101	FV	239,400	0	5,390.	235,600	475,000	475,000	Year End Roll	12/11/2014
2014	101	FV	239,400	0	5,390.	193,700	433,100	433,100	Year End Roll	12/16/2013
2013	101	FV	239,400	0	5,390.	184,300	423,700	423,700		12/13/2012

PRINT

Date	Time
12/10/20	18:55:01

LAST REV

Date	Time
03/26/20	08:12:34
danam	
3756	

USER DEFINED

Prior Id # 1:	31209
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGONE DAVID,	71950-36	1	11/30/2018		705,000	No	No		
HSU CLAIRE E &	48792-534		1/5/2007		440,000	No	No		
WESLEY DAVID	31609-168		2/15/2000		285,000	No	No		
	12337-287		11/29/1972		29,200	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/20/2020	265	Solar Pa	21,500	C				
3/6/2012	200	Manual	2,500					new drywall & tile
11/7/2006	961	Re-Roof	6,000					
9/17/2002	837	Redo Kit	45,000					RE-DO KITCHEN /ADD

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	SQ Returned	JO	Jenny O
11/30/2018	MEAS&NOTICE	HS	Hanne S
5/14/2009	Meas/Inspect	189	PATRIOT
12/3/2008	MLS	MM	Mary M
4/15/2007	MLS	HC	Helen Chinal
11/15/2000	MLS	MM	Mary M
3/8/2000	Mailer Sent		
3/6/2000	Measured	263	PATRIOT
8/16/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5390		Sq. Ft.	Site		0	80.	0.97	1			Med. Tr	-10					418,824						418,800	

Total AC/HA: 0.12374 | Total SF/SM: 5390 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 418,824 | Spl Credit | Total: 418,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33942866
Const Adj.:	0.99989998
Adj $ / SQ:	167.412
Other Features:	90100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	396950
Depreciation:	73833
Depreciated Total:	323118

COMMENTS

BSMT SINK SHOWER AND TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

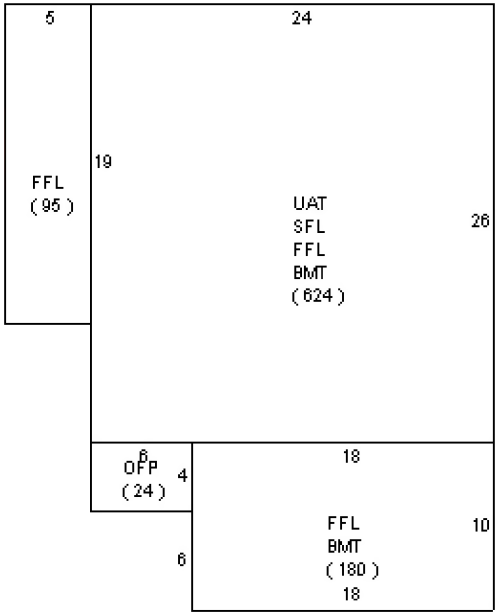
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.41
Special Features:	0	Val/Su Net:	128.88
Final Total:	323100	Val/Su SzAd	212.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	899	167.410	150,503
BMT	Basement	804	50.220	40,380
SFL	Second Floor	624	167.410	104,465
UAT	Upper Attic	156	66.960	10,446
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	2,507			Total:	306,850
Size Ad	1523	Gross Are	2975	FinArea	1523

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

044.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	